

£525,000

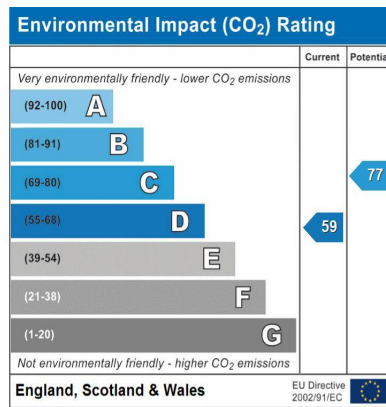
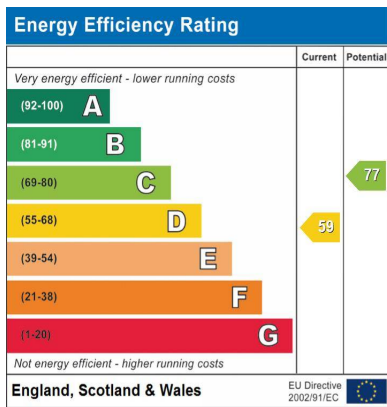
Cowgate Road, Greenford, UB6



- THREE BED END OF TERRACED HOUSE
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- POTENTIAL TO DO OFF STREET PARKING (STPP)
- GREAT LOCATION
- COUNCIL TAX BAND D
- POTENTIAL RENTAL £2200 PCM
- 0.8 MILES TO SOUTH GREENFORD STATION

Well Presented Three Bedroom Family Home with Private Gardens! Simple Estate Agents are delighted to offer this well maintained three bedroom end of terrace family home, ideally situated in Greenford. This property provides generous living space throughout and is perfect for first time buyers or growing families alike.

Cowgate Road, Greenford, UB6







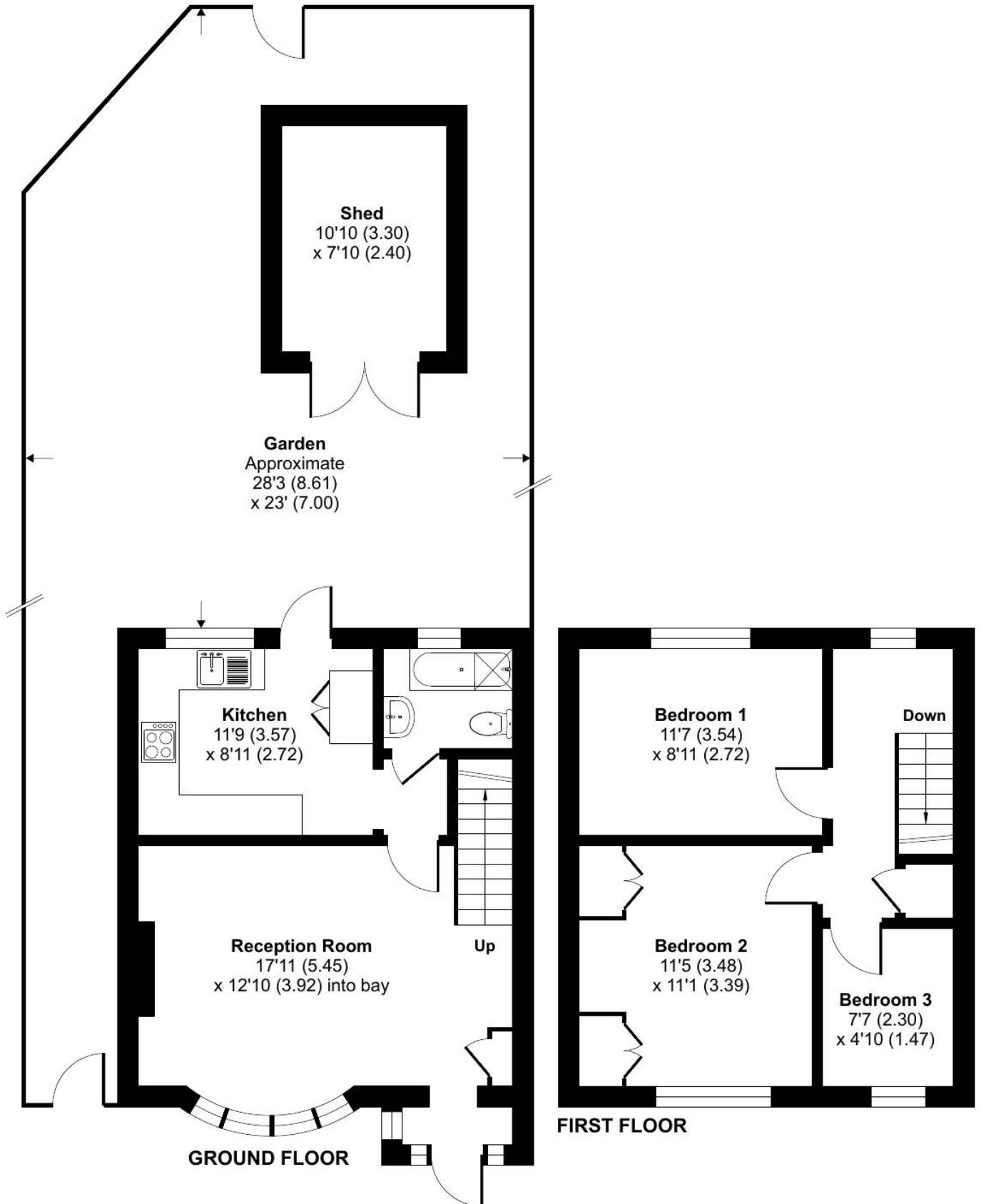
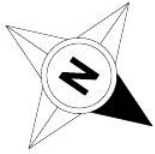
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Approximate Area = 770 sq ft / 71.5 sq m

Outbuilding = 85 sq ft / 7.8 sq m

Total = 855 sq ft / 79.3 sq m

For identification only - Not to scale



Directions

UB3
Coldharbour Ln, Hayes

3ES

?
Take The Parkway/A312 to Glencoe Rd
6 min (2.4 mi)

?
Take Broadmead Rd to Ruislip Rd/B455 in Northolt
3 min (0.9 mi)

?
Drive to min B455 in Greenford (mi)
6 (1.2) Broadway
Greenford
Greenford

Location



VIEWING BY APPOINTMENT WITH AGENTS SIMPLE ESTATE AGENTS

56 Coldharbour Lane, Hayes, Middlesex, UB3 3ES T: 020 8573 4663 E: info@simplelea.com W: www.simplelea.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.